

# Preliminary Assessment Report

## Project 3027225, 10002 HOLMAN RD NW

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**Assessment Completed:** 2/28/2017

**Project Description:** Demolition of existing structure. New Construction of a 114,000sf/98 unit Assisted Living Facility.

**Primary Applicant:** [Jodi Patterson-O'hare](#)

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

### Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). **The Seattle Department of Construction and Inspections (SDCI) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See [SDOT Client Assistance Memo 2213](#) for guidance about the 60% complete approval process.**
3. Schedule an appointment for permit application intake with SDCI. **Please bring a copy of this report to your intake appointment.**

### Questions About This Report

If you have questions about the information in this report, contact the appropriate city staff member for each section.

#### SDCI Drainage Requirements

Kevin Donnelly, (206) 684-5051, [Kevin.Donnelly@seattle.gov](mailto:Kevin.Donnelly@seattle.gov)

#### SDCI Land Use Requirements

Onum Abbey Esonu, (206) 233-7196, [Onum.Esonu@Seattle.Gov](mailto:Onum.Esonu@Seattle.Gov)

#### SDCI Preapplication Site Visit Requirements

Roxanne Kennedy, (206) 615-1283, [Roxanne.Kennedy@seattle.gov](mailto:Roxanne.Kennedy@seattle.gov)

#### Seattle City Light Requirements

Dan Langdon, (206) 684-8441

#### Seattle Department of Transportation Requirements

Emily Ehlers, (206) 518-4608, [Emily.Ehlers@seattle.gov](mailto:Emily.Ehlers@seattle.gov)

#### Seattle Public Utilities Requirements

Jim Mahady, (206) 684-5950, [Jim.Mahady@seattle.gov](mailto:Jim.Mahady@seattle.gov)

### Other Resources

- General questions about the permit process: Contact the SDCI Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [SDCI](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

## Requirements

### **SDCI Drainage Requirements**

The following requirements are based on the current stormwater and side sewer codes.

**\*\*The new 2016 Stormwater Code becomes effective on January 1, 2016. Projects with an accepted application (successful SDCI permit intake) date after December 31, 2015 will be reviewed under the new code. The drainage requirements indicated below are based on the 2016 Stormwater Code. If your project will be submitted prior to January 1, 2016, please contact the SDCI Drainage Reviewer to determine drainage requirements.\*\***

#### **Existing Public Drainage Infrastructure**

Sanitary sewer main location: **NW 100th St**

Sanitary sewer main size: **8-inches**

Storm drainage main location: **NW 100th St**

Storm drainage main size: **30-inches**

#### **Drainage**

Infiltration Investigation Required: **Yes**

Projects that require On-site Stormwater Management, Flow Control, and/or Water Quality Treatment must first investigate infiltration feasibility before selecting other BMP's. See Seattle Stormwater Manual, Volume 3, Section 3.2 and Appendix D to determine infiltration feasibility. If feasible, infiltration testing per the requirements in Appendix D is required prior to application. Submit a completed Infiltration Checklist with the construction permit application. Checklists are available on the DPD Stormwater Code website.

<http://www.seattle.gov/dpd/codesrules/codes/stormwater/default.htm>

Please note: projects that infiltrate 5,000 square feet or more of impervious surface area must conduct Groundwater Monitoring for a full wet season or one full year if infiltrating 10,000 square feet or more of impervious surface area. See Table 3.1 in Section 3.2.

#### **Project Type and Drainage Basin**

The storm drainage point of discharge (SMC 22.805.020) is located at: **Public storm drain system**

Project Type: **Parcel-based**

Drainage Basin: **Non-listed creeks**

#### **Drainage Control Compliance**

Drainage Review Required: **Yes**

Drainage Control Review is required for this project per SMC 22.807.020. Submit a completed **Standard Construction Stormwater Control and Post Construction Soil Management (CSC/SOIL) Plan** and a completed **Standard Drainage and Wastewater Control (DWC) Plan** including the **Site and Drainage Control Summary** from [On-site Stormwater Management Calculator](#).

Note: For projects with 5,000 square feet or more of new plus replaced hard surface, a comprehensive drainage control plan, construction stormwater control plan, soil amendment plan, and drainage report shall be prepared by a licensed engineer.

Soil Amendment Required: **Yes**

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.030.A, 22.805.040.A, or 22.805.050.A. Complete the **Post Construction Soil Management Plan** on the [Standard CSC/SOIL Plan](#).

On-site Stormwater Management Required: **Yes**

Parcel-based projects with 7,000 square feet or more of land disturbing activity, 1,500 square feet or more of new plus replaced hard surface or, if on a lot or parcel created or reduced in size on or after January 1, 2016, 750 square feet or more of new plus replaced hard surface, must implement **On-site Stormwater Management** (infiltration, dispersion, bioretention, green roofs, permeable pavement, rainwater harvesting, etc.) to manage runoff from all hard surfaces on-site per SMC 22.805.050.B. and Director's Rule 21-2015.

Flow control standards must be first met by utilizing **On-site Stormwater Management** to the maximum extent feasible. Additional flow control measures shall be installed if the flow control standard cannot be met solely using On-site Stormwater Management BMP's.

Submit an [On-site Stormwater Management Calculator](#) and show the On-site Stormwater Management BMP's and surface designation on the [Standard Drainage and Wastewater Control Plan](#).

Flow Control Required: **Pre-Developed Pasture Standard**

This project site discharges to a **Non-listed Creek Basin** (SMC 805.050.C.3) and shall provide flow control meeting the **Pre-developed Pasture Standard** per SMC 22.805.080.B.3.

Projects with less than 10,000 sf new plus replaced hard surface can use the [Pre-Sized Flow Control Calculator](#) in lieu of continuous modeling.

### **Water Quality**

This project site discharges to a water body that requires treatment (SMC.805.050.D).

Basic Water Quality Treatment Required: **Yes**

This project site discharges to a water body that requires basic treatment (SMC 22.805.050 D). Parcel-based projects with 5,000 square feet or more of new plus replaced pollution generating hard surfaces, or 3/4 acre or more of new plus replaced pollution generating pervious surfaces must provide **Basic Water Quality Treatment**. Based upon the information provided on the Preliminary Application Form pertaining to existing and proposed hard surfacing this project shall: provide a **Basic Treatment Facility** that treats the required runoff volume or flow rate from pollution generating surfaces (SMC 22.805.090 B1, B2).

### **Wastewater**

All homeowners and building owners in King County's service area whose home or building was newly connected to the King County sewer system on or after Feb. 1, 1990 must pay a [King County Capacity Charge](#).

### **Permanent and Temporary Dewatering**

The footing drain (if part of building plan) point of discharge ([DPD DR 4-2011](#)) is located at the following: **Public storm drain system.**

## **SDCI Land Use Code Requirements**

### **Street Requirements**

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at SDCI permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to SDCI permit application intake.

#### **HOLMAN RD NW**

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

New structures must be designed to accommodate right-of-way improvements. To ensure that driveways and pedestrian access points are designed to match these future street improvements, please use the Building Grade Calculator, which can be found at <http://www.seattle.gov/transportation/gradesheetintro.htm>

Street trees shall be provided in the planting strip according to Seattle Department of Transportation Tree Planting Standards. Contact SDOT Urban Forestry (for residential projects: (206) 684-TREE; for all others: (206) 684-5693), to determine species of tree and standards of planting. Please add a note to the site plan showing size, location and species of tree to be planted.

<http://www.seattle.gov/transportation/treeplanting.htm>.

Existing curbcuts that will no longer be used are required to be removed, and the curblinere installed, per SDOT standards.

### **3RD AVE NW**

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

New structures must be designed to accommodate right-of-way improvements. To ensure that driveways and pedestrian access points are designed to match these future street improvements, please use the Building Grade Calculator, which can be found at <http://www.seattle.gov/transportation/gradesheetintro.htm>

Existing curbcuts that will no longer be used are required to be removed, and the curblinere installed, per SDOT standards.

### **NW 100TH ST**

Curbs will be required to be installed in the portion of right-of-way abutting this lot.

A concrete sidewalk will be required to be installed in the portion of right-of-way abutting this lot.

Street trees shall be provided in the planting strip according to Seattle Department of Transportation Tree Planting Standards. Contact SDOT Urban Forestry (for residential projects: (206) 684-TREE; for all others: (206) 684-5693), to determine species of tree and standards of planting. Please add a note to the site plan showing size, location and species of tree to be planted.

<http://www.seattle.gov/transportation/treeplanting.htm>.

Existing curbcuts that will no longer be used are required to be removed, and the curblinere installed, per SDOT standards.

Any planting proposed within the ROW must be reviewed and approved by DPD and SDOT.

### **Land Use**

Based on the project scope and/or location of environmentally critical areas on the development site, SEPA may be required. See CAM 208 for more details.

Design Review is required; see CAM 238 for more details. Departures from development standards should be identified as early as possible in the application process.

**Design Review Alert Residential** For three or more attached or detached dwelling units, Design Review may be required if abutting a qualifying lot and the combined total of development exceeds the design review thresholds in SMC 23.41.004 Table A or B, at the time application is made. Please see SMC 23.41.004.A.8 in Ordinance 124843 effective 9/21/2015.

## **Pre-Application Site Visit (PASV) Requirements**

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the SDCI Site Development Team at (206) 684-8860.

**Note:** Any project application associated with the development site can utilize the results from this PASV if the application is accepted by SDCI within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

### **ECA Mapping Unit and Type**

Non-ECA

### **Earth Disturbance**

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

### **Existing ROW Conditions**

#### **HOLMAN RD NW**

Street conditions:

Asphalt paving

Visible pavement width is: 52LF

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 5" inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

It appears that drainage from that discharge point will remain in the gutter line all the way to the nearest inlet structure, but this assessment is preliminary and it is the responsibility of the applicant to meet all relevant SW code requirements.

#### **3RD AVE NW**

#### **NW 100TH ST**

Street conditions:

Chip seal

Visible pavement width is: 24LF

Curb conditions:

No curb adjacent to site

A storm inlet does not appear to be located <350 ft from the site and prior to crossing a public right of way.

### **Potential Impacts to Seattle Parks Property**

No parks property in vicinity

### **Tree Protection**

Trees greater than 6 inches in diameter as measured 4.5 ft above ground are present on the site but not shown on the site plan. Show the dripline of

- 1) **all** trees on the site,
- 2) adjacent trees that encroach on the site that are greater than 6 inches in diameter as measured 4.5 ft above ground, and
- 3) **all** trees located in the adjacent ROW.

Include common and scientific names for all trees shown. For more information, see [Director's Rule 16-2008](#) and [Tip 242](#).

### **Construction Stormwater Control**

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual ([DR 21-2015, Volume 2](#)).

**Show the following on the [Construction Stormwater Control and Soil Amendment Standard Plan](#):**

Place filter fabric, straw bales, straw wattles, or other approved equal to control construction stormwater runoff. Required along the following property lines:

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an

inspection by calling (206) 684-8900 or [online](http://web1.seattle.gov/DPD/InspectionRequest/default.aspx) at <http://web1.seattle.gov/DPD/InspectionRequest/default.aspx>.

## **Inspectors Notes**

NW 100th street located on the S side of site intersects with 4th Ave NW at the SW end of site. The curb and gutter on NW 100th St is located on the Western half of the block for only half the distance of the street length.

## **Seattle City Light Requirements**

### **Other Requirements**

- There are high voltage lines in the vicinity of this project. Observe all clearances, both working and permanent.
- Contact City Light at 206.615.0600 prior to starting construction for service assessment and application information.

## **SDOT Requirements**

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: [http://www.seattle.gov/transportation/stuse\\_docs.htm](http://www.seattle.gov/transportation/stuse_docs.htm). Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

### **SDOT Permitting Information**

Initial Review Deposit: \$2,500

SDOT Plan Requirements: Engineered plan

SDOT Permit Requirements: Group 3: Street Use Major (Type 45). A 60% complete street improvement plan (SIP) must be approved by SDOT prior to your DPD construction intake appointment. SIP Design Guidance is required for 60% complete SIP approval; apply early. Please visit SDOT's Street Use website at:

[http://www.seattle.gov/transportation/stuse\\_sip.htm](http://www.seattle.gov/transportation/stuse_sip.htm) to obtain SDOT Client Assistance Memos (CAMs) and application materials to assist in developing your street improvement plan (SIP).

### **Existing conditions review**

Consider pedestrian and bicycle accessibility and safety enhancements along the existing [Safe Routes to School](#) walking route.

### **City planning context**

Site is located adjacent to a planned or proposed project identified in the [Bicycle Master Plan](#). 3rd Ave NW is the route of a proposed protected bike lane.

The following current and upcoming projects may affect the right-of-way adjacent to your project:

Pavement moratorium on Holman Rd. until October 2019.; NDS Thornton Creek drainage project Holman, 3rd Ave; Vision Zero safety project on Holman

### **Street Improvement Requirements** **HOLMAN RD NW**

SDOT Urban Forestry requires protection and retention of existing trees in the right-of-way unless specifically exempted. Refer to the Right-of-Way Improvements Manual (ROWIM) 4.14.

Street trees are required. SDOT Urban Forestry recommends providing street trees in a 5'-wide (minimum) planting strip, located between the sidewalk and the curb. If existing conditions preclude the preferred location, street trees can be accommodated adjacent to the right-of-way on private property. Per SMC 15.43.040, private property owners are responsible for the planting and maintenance of street trees in accordance with Standard Plan 100 and SDOT's Street Tree Manual. Refer to the Right-of-Way Improvements Manual (ROWIM) 4.14 for design criteria.

New/replacement curb ramps: See City's Standard Plans 422 and the current ADA requirements.

Reinstall curb and planting strip at existing, unutilized driveway. See Seattle Right of Way Improvements Manual (ROWIM) and the City of Seattle Standard Plan 410.

### **3RD AVE NW**

Street trees are required. SDOT Urban Forestry recommends providing street trees in a 5'-wide (minimum) planting strip, located between the sidewalk and the curb. If existing conditions preclude the preferred location, street trees can be accommodated adjacent to the right-of-way on private property. Per SMC 15.43.040, private property owners are responsible for the planting and maintenance of street trees in accordance with Standard Plan 100 and SDOT's Street Tree Manual. Refer to the Right-of-Way Improvements Manual (ROWIM) 4.14 for design criteria.

New/replacement sidewalk: See Seattle Right of Way Improvements Manual (ROWIM) as well as the City of Seattle Standard Plan 420, 421 and 422.

New/replacement curb ramps: See City's Standard Plans 422 and the current ADA requirements.

Reinstall curb and planting strip at existing, unutilized driveway. See Seattle Right of Way Improvements Manual (ROWIM) and the City of Seattle Standard Plan 410.

### **NW 100TH ST**

Street trees are required. SDOT Urban Forestry recommends providing street trees in a 5'-wide (minimum) planting strip, located between the sidewalk and the curb. If existing conditions preclude the preferred location, street trees can be accommodated adjacent to the right-of-way on private property. Per SMC 15.43.040, private property owners are responsible for the planting and maintenance of street trees in accordance with Standard Plan 100 and SDOT's Street Tree Manual. Refer to the Right-of-Way Improvements Manual (ROWIM) 4.14 for design criteria.

Roadway Widening: See Seattle Right of Way Improvements Manual (ROWIM) and the City's Standard Plans and Specifications. 11' dedication required. (req. ROW 52', existing ROW 30')

New/replacement sidewalk: See Seattle Right of Way Improvements Manual (ROWIM) as well as the City of Seattle Standard Plan 420, 421 and 422.

New/Replacement Curb: See Seattle Right of Way Improvements Manual (ROWIM) and the City of Seattle Standard Plan 410.

New/replacement driveway: If there is a concrete curb in front of the project, the Street Use curb cut permit is issued by DPD. If there is not a concrete curb in front of the project, a Group 2 Street Use permit must be issued by Street Use. Refer to Standard Plan 430 for driveway curb cut standards. parking access, per site plan

New/replacement curb ramps: See City's Standard Plans 422 and the current ADA requirements.

Reinstall curb and planting strip at existing, unutilized driveway. See Seattle Right of Way Improvements Manual (ROWIM) and the City of Seattle Standard Plan 410.

## **SPU Requirements**

### **Flow Control Compliance**

Soil Amendment. Retain and protect undisturbed soil in areas not being developed, and prior to completion of the project, amend all new, replaced, and disturbed topsoil (including construction lay-down areas) with organic matter to the extent required by and in compliance with the rules promulgated by the Director.

On-site Stormwater Management. All trail and sidewalk projects with 2,000 square feet or more of new plus replaced hard surface or 7,000 square feet or more of land disturbing activity shall meet the Minimum Requirements for On-site Stormwater Management contained in Section 22.805.070, to the extent allowed by law.

## **Other Requirements**

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to SDCI Tip 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated

historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or [www.seattle.gov/neighborhoods/preservation](http://www.seattle.gov/neighborhoods/preservation) to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to Tip 208 for information regarding the application requirements for a SEPA review and Tip 3000 for information regarding landmarks and historic preservation.

If the scope of your proposed project changes before your SDCI intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our SDCI intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, [Michale.Crooks@seattle.gov](mailto:Michale.Crooks@seattle.gov), or visit the [Licensing and Tax Administration Division website](#).